



# CHOICE PROPERTIES

*Estate Agents*

Avenue House, 2 Park Avenue,  
Mablethorpe, LN12 2AE

Price £299,950



It is a pleasure for Choice Properties to bring to the market this most spacious six bedroom semi-detached house, situated on a quiet private road, yet within close proximity to both the local amenities and the golden sandy beaches of Mablethorpe. Spanning across three floors this characterful property boasts generously sized rooms throughout, a privately enclosed garden and various outbuildings. Early viewing is advised to avoid missing out!

The abundantly light and bright accomodation boasts generously proportioned room sizes and comprises:

### **Entrance Porch**

2'0" x 3'9"

Front composite door leading into the entrance porch with a door leading to:

### **Hallway**

21'9" x 5'11"

With an under-stair storage cupboard, stairs to the first floor and doors leading to:

### **Reception Room**

11'11" x 13'1"

Light and airy reception room benefiting from an angled bay window to front aspect and fitted with a multi fuel burning stove set in a feature surround, LVT flooring and a TV aerial.

### **Sitting Room/Dining Room**

11'11" x 10'11"

Featuring the original feature fireplace, a TV aerial and an angled bay window to side aspect.

### **Kitchen/Dining Room**

9'11" x 17'2"

Fitted with a range of wall and base units with worktop over, one and a half bowl ceramic sink with drainer and mixer tap, space for a 'Range' style cooker, plumbing for a washing machine, space for a freestanding 'American' style firdge/freezer, ample space for a dining table, part tiling to the walls and the kitchen/dining room also houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

### **Utility Area**

6'8" x 10'3"

With a polycarbonate roof, space for a tumbledryer, doors to the WC and a rear uPVC door to the garden.

### **WC**

6'8" x 2'9"

Fitted with a WC with cistern lever, corner hand wash basin with hot tap and inset spot lighting.

### **Landing**

18'11" x 5'9"

With doors to:

### **Bedroom 1**

11'11" x 11'1"

Spacious double bedroom with a TV aerial.

### **Bedroom 2**

12'0" x 11'1"

Spacious double bedroom with a built in single storage cupboard with shelving.

### **Bedroom 3**

9'10" x 11'1"

Double bedroom.

### **Bedroom 6**

8'2" x 5'9"

Single bedroom or an ideal home study.

### **Shower Room**

6'8" x 6'10"

Fitted with a three piece suite comprising a large walk in shower cubicle with mains fed double shower head over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, part tiling to the walls, heated towel rail, inset spot lighting and an extractor fan.

### **Upper Landing**

7'6" x 5'1"

Doors to:

#### **Bedroom 4**

9'8" x 10'6"

Double bedroom with access to the eaves storage.

#### **Bedroom 5**

9'10" x 5'1"

Double bedroom with inset spot lighting.

#### **Parking**

The property is situated on a private road, so parking there would be no issues with parking to the front of the property. To the rear of the property the garden features double opening gates, doubling up for extra off road parking.

#### **Outside Store**

3'07" x 4'05"

With an outside tap and shelving.

#### **Bricked Shed/Workshop**

11'04" x 6'11"

Bricked workshop with windows to front and side aspect, power and lighting.

#### **Garden**

The property is fronted by a low level timber fence, enclosing the front and side gardens which are laid with shingle for ease of maintenance. To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries; which is paved and further laid with slate shingle for ease of maintenance. The rear garden further benefits from a decked decking area, access to the outbuildings and double opening timber gates to provide additional off road parking.

#### **Tenure**

Freehold.

#### **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

#### **Opening hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

#### **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

#### **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

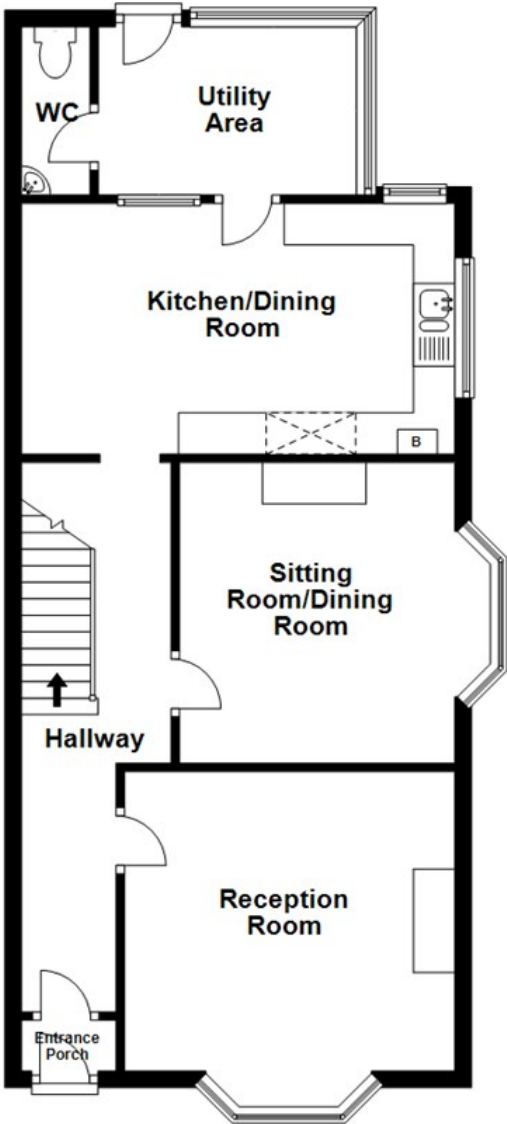
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





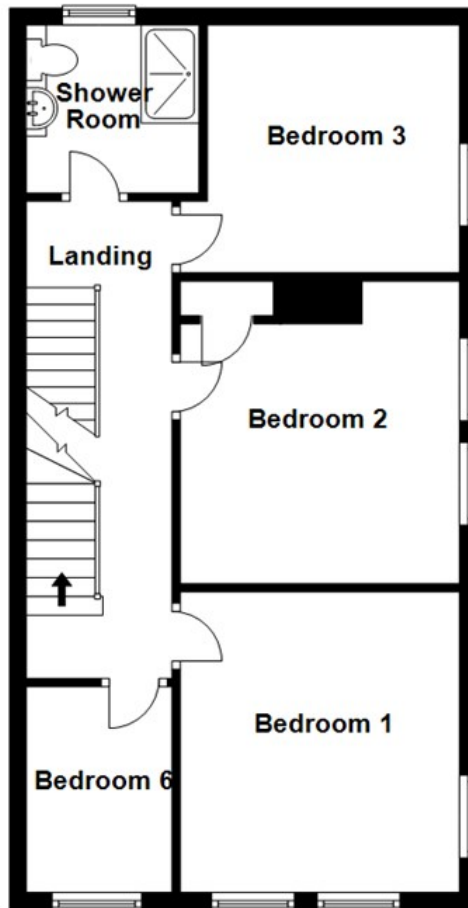
### Ground Floor

Approx. 64.0 sq. metres (689.0 sq. feet)



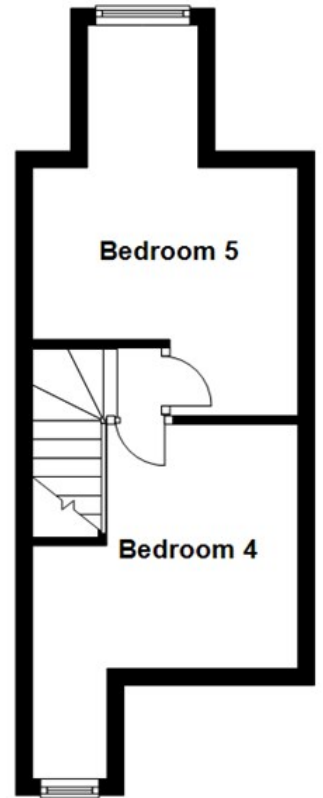
### First Floor

Approx. 54.9 sq. metres (590.5 sq. feet)



### Second Floor

Approx. 22.9 sq. metres (246.7 sq. feet)



Total area: approx. 141.8 sq. metres (1526.2 sq. feet)

# Directions

From our Mablethorpe office head south along Victoria Road and take your first left onto The Boulevard, follow the road around the bend to the left and turn first left into Park Avenue. Number 2 can be found on your on the corner of Park Avenue & The Boulevard.

